

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



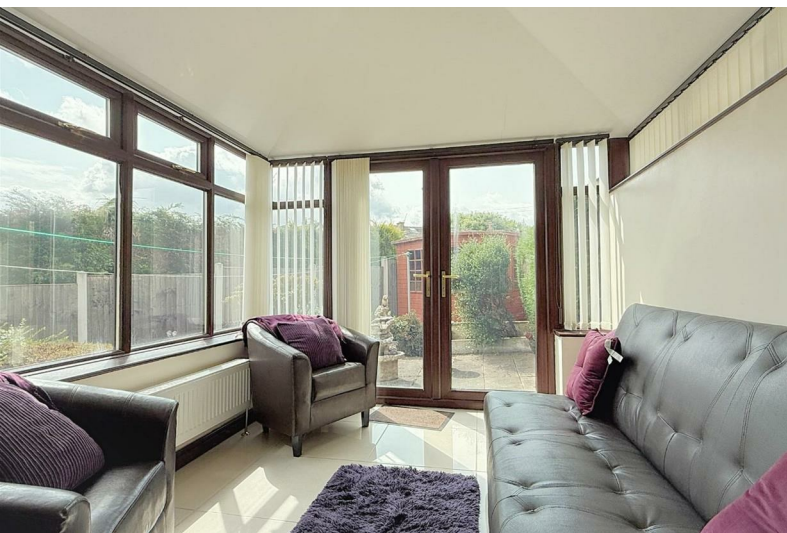
Regency Park Road

Pudsey, LS28 8PW

£350,000



Council Tax: D



# 28 Regency Park Road

Pudsey, LS28 8PW

£350,000



- Detached house
- Three double bedrooms
- En-suite in main bedroom
- Two spacious reception rooms
- Gated parking for 2 cars
- Extended detached garage
- Conservatory extension
- Enclosed rear and side garden
- Downstairs wc
- Located in sought-after cul-de-sac

This well-maintained detached house, perfect for couples and families, features three double bedrooms with built-in wardrobes, two spacious reception rooms, a modern kitchen, and a tastefully designed bathroom, along with a gated front with parking, an extended garage, and a fully enclosed garden, all situated in a sought-after cul-de-sac close to amenities and green spaces.

This remarkable detached house, situated in a sought after cul de sac position and presented in good condition, is now available for sale. With an array of desirable features, this property is ideally suited for families.

The side ENTRANCE hall welcomes you into the home, boasting a practical DOWNSTAIRS WC. The property offers two spacious reception rooms, the first adorned with a fireplace, an engineered oak floor, a living flame gas fire and a front squared bay window, making it a perfect place for family gathering. The second reception room features a wood floor, under stairs storage and doors leading to the delightful CONSERVATORY, which has a tiled floor and is heated with doors which lead directly to the rear garden, offering an abundance of natural light and a quiet atmosphere.

The modern KITCHEN comes with fitted storage units, an ideal Gas CH boiler, worktop with sink, integrated dishwasher and space for a fridge and washer. Built-in oven/hob also add to the convenience of this space.

The house consists of THREE DOUBLE sized bedrooms, all of which feature built-in wardrobes. The first bedroom stands out with an EN-SUITE shower-room and an engineered oak floor. The second bedroom also boasts an engineered oak floor, while the third bedroom is just as spacious and inviting.

The BATHROOM is tastefully designed with a tiled floor and part wall, LED lighting, shower taps with screen and a white suite.

On the exterior, the front is gated with tarmacked driveway parking for 2 cars, leading to an extended detached GARAGE. The rear and side garden are fully enclosed, part paved and lawned with a wooden summerhouse.

Located in a sought-after cul-de-sac, close to country walks, public transport links, nearby schools, local amenities, green spaces, walking routes and cycling routes, this property has it all. This home is enhanced by an alarm system, gas central heating and PVC double glazing, adding to its unique appeal.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

**ENTRANCE HALL**

**DOWNSTAIRS WC**

5'0" x 3'2" (1.54 x 0.98)

**LIVING ROOM**

18'0" x 11'10" (5.50 x 3.62)

**DINING ROOM**

10'2" x 8'0" (3.12 x 2.44)

**CONSERVATORY**

12'5" x 8'3" (3.79 x 2.52)

**KITCHEN**

9'6" x 9'6" (2.92 x 2.90)

**BEDROOM ONE**

15'6" x 10'1" (4.73 x 3.08)

**EN-SUITE**

9'3" x 2'11" (2.83 x 0.89)

**BEDROOM TWO**

11'7" x 7'5" (3.54 x 2.28)

**BEDROOM THREE**

12'0" x 7'7" (3.68 x 2.33)

**BATHROOM**

6'8" x 5'10" (2.05 x 1.80)

**DETACHED GARAGE**



## Road Map



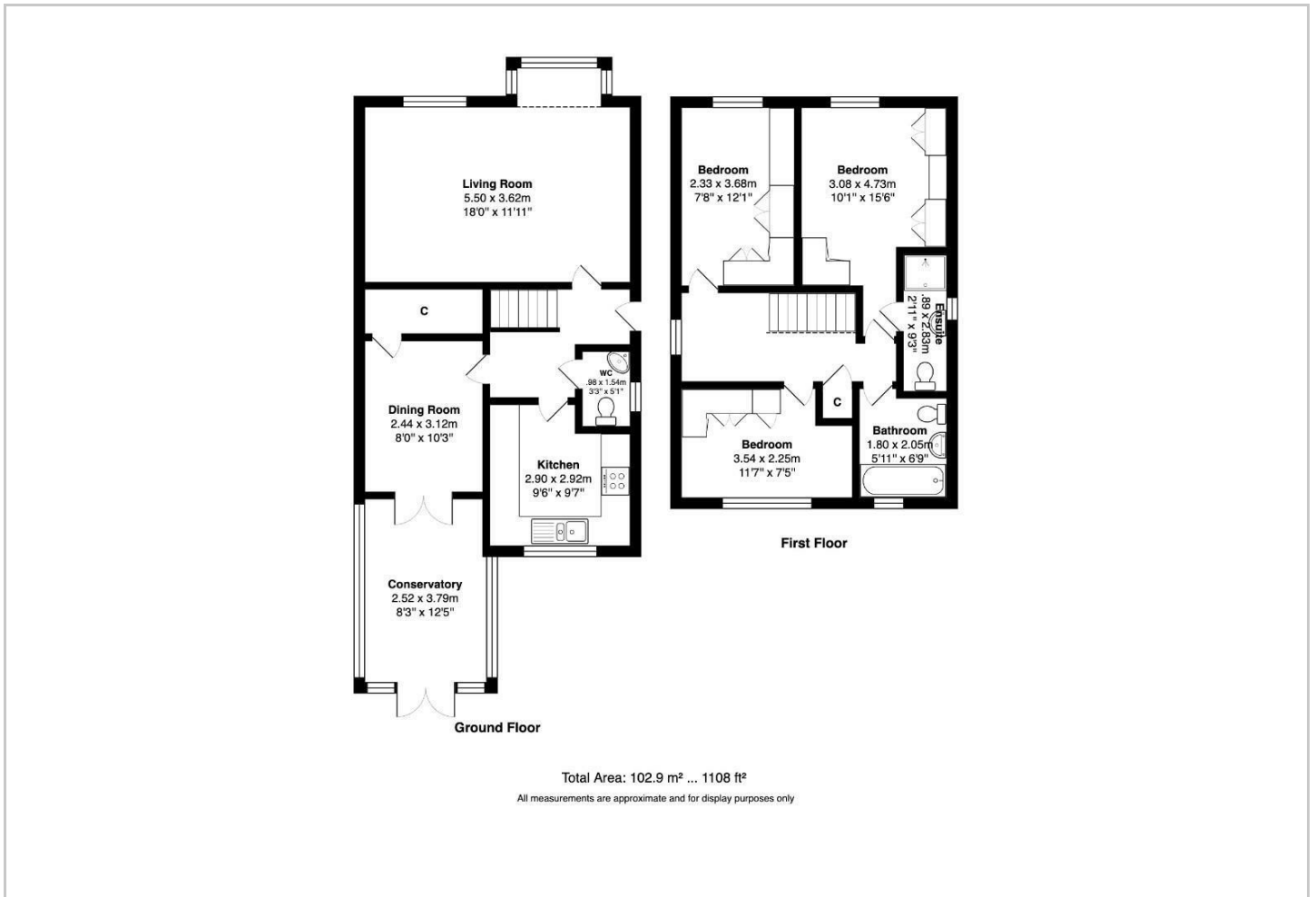
## Hybrid Map



## Terrain Map



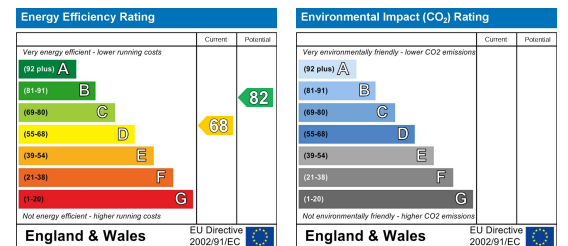
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.